

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:		H1
Owner 1:	LEXINGTON REALTY HOLDINGS LLC			
Owner 2:				
Owner 3:				
Street 1:	PO BOX 134			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02420		Type:	

PREVIOUS OWNER

Owner 1:	LYNCH HELEN M -		
Owner 2:	-		
Street 1:	8 SUMMER ST APT #208		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 424 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	199,500			199,500
Total Card	0.000	199,500			199,500
Total Parcel	0.000	199,500			199,500
Source: Market Adj Cost	Total Value per SQ unit /Card:		470.52	/Parcel: 470.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	199,500	0	.		199,500		Year end	12/23/2021
2021	102	FV	196,900	0	.		196,900		Year End Roll	12/10/2020
2020	102	FV	191,500	0	.		191,500	191,500	Year End Roll	12/18/2019
2019	102	FV	175,300	0	.		175,300	175,300	Year End Roll	1/3/2019
2018	102	FV	132,800	0	.		132,800	132,800	Year End Roll	12/20/2017
2017	102	FV	124,200	0	.		124,200	124,200	Year End Roll	1/3/2017
2016	102	FV	121,700	0	.		121,700	121,700	Year End	1/4/2016
2015	102	FV	88,900	0	.		88,900	88,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

!5407!

PRINT

Date	Time
12/30/21	02:08:40

LAST REV

Date	Time
07/11/18	10:38:02

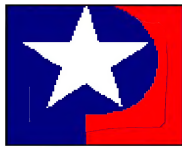
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5407

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2017	Measured	DGM	D Mann
10/24/2000	Hearing N/C	201	PATRIOT
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	127730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:	S10 - Size 10		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 8.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G16	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 2		BRs: 1			Baths: 1		HB 0				

CONDO INFORMATION	
Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	0
Totals			
1	2	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	30.6 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.91509438
Const Adj.:	0.95444989
Adj \$ / SQ:	594.055
Other Features:	35648
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287528
Depreciation:	87983
Depreciated Total:	199544

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	594.06	
Special Features:	0	Val/Su Net:	470.52	
Final Total:	199500	Val/Su SzAd	470.52	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 061.A-0008-0001.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	424	594.060	251,87
Net Sketched Area:		424	Total:	251,87
Size Ad	424 Gross Area	424	FinArea	42

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
79						
79						
24						

IMAGE



AssessPro Patriot Properties, Inc